

# 05-04-95 THURSDAY, MAY 4, 1995

STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 O'CLOCK A.M.

**Present:** Supervisors Yvonne Brathwaite Burke, Zev Yaroslavsky,  
Deane Dana, Michael D. Antonovich and Gloria Molina, Chair

**Absent:** None

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## 05-04-95.1 HEARINGS

4-VOTE

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### 05-04-95.1.1 9 1.

Hearing on resolution to condemn certain property for the Los Angeles County Flood Control District's Verdugo Wash invert access ramp project, City of Glendale (5). CLOSED HEARING; MADE A FINDING THAT THE ACQUISITION

OF THE PARCELS IS NEEDED FOR THE VERDUGO WASH INVERT ACCESS RAMP AND ADOPTED THE RESOLUTION OF CONDEMNATION; ALSO INSTRUCTED COUNTY COUNSEL TO FILE CONDEMNATION PROCEEDINGS AND TAKE THE NECESSARY ACTION TO OBTAIN AN ORDER FOR IMMEDIATE POSSESSION FOR SAID PARCELS

**Absent:** None

**Vote:** Unanimously carried

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## 05-04-95.2 HEARINGS (Continued)

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### 05-04-95.2.1 10 2.

Hearing on proposed increase in the annual sewer per unit service charge within the Consolidated Sewer Maintenance District for the Accumulative Capital Outlay Fund from \$2.00 to \$3.00 and for the Lake Hughes Tax Zone from \$447 to \$537 for Fiscal Year 1995-96 and from \$537 to \$593 for Fiscal Year 1996-97. CLOSED HEARING AND TOOK THE FOLLOWING ACTIONS:

- A. APPROVED THE PROPOSED SEWER CHARGES;
- B. MADE A FINDING THAT THE PROPOSED ORDINANCE IS TO FUND OPERATING EXPENSES AND CAPITAL PROJECTS TO MAINTAIN SERVICES IN EXISTING SERVICE AREAS, AND IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE PUBLIC RESOURCES CODE, SECTION 21080(B)(8) A AND D; AND
- C. ADOPTED ORDINANCE NO. 95-0020

**Absent:** None

**Vote:** Unanimously carried

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## **05-04-95.2.2 11 3.**

Combined hearing on the finding of public convenience and necessity and resolution of intention and report for County Improvement No. 2657-M, construction of sanitary sewers and appurtenances in San Bernardino Rd. between Morada Ave. and Vincent Ave., vicinity of Covina (5). CONTINUED TO JUNE 8, 1995 AT 9:30 A.M.

**Absent:** None

**Vote:** Unanimously carried

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## **05-04-95.3 HEARINGS (Continued)**

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### **05-04-95.3.1 12 4.**

Hearing on approval of proposed 99-year Ground Lease and Development Agreement with Fremont Development Company dba Fremont Rancho Ltd. II, for the development of Phase 3 of the Rancho Business Center project, Downey (4); also, approval of amendments to Ground Lease and Development

Agreements for Phases 1 and 2 extending the terms of each by 33 years.  
CLOSED HEARING AND TOOK THE FOLLOWING ACTIONS:

- A. ADOPTED THE RECOMMENDATIONS OF THE  
CHIEF ADMINISTRATIVE OFFICER AS  
OUTLINED IN THE BOARD LETTER DATED  
DECEMBER 12, 1994, INCLUDING THE  
FINDINGS DESCRIBED IN ATTACHMENT V,  
AND INSTRUCTED THE CHIEF  
ADMINISTRATIVE OFFICER AS LEASE  
ADMINISTRATOR TO TAKE ALL NECESSARY  
ACTIONS TO MOVE FORWARD WITH THE  
PROJECT; AND
- B. ADOPTED ORDINANCE NO. 95-0021, AUTHORIZING  
THE GROUND LEASE AND PHASED  
DEVELOPMENT OF PHASE 3 OF THE RANCHO  
BUSINESS CENTER IN THE CITY OF DOWNEY

**Absent:** None

**Vote:** Unanimously carried

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## 05-04-95.4 HEARINGS (Continued)

3-VOTE

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### 05-04-95.4.1 4 5.

Hearing on annexation of territory to County Lighting Maintenance District 1687, County Lighting District LLA-1 and formation of Improvement

Zone 503, Petition No. 65-64, Don Julian Rd. between 5th Ave. and Coralridge Pl., Bassett area (1). CLOSED HEARING; DETERMINED THAT SAID TERRITORY WILL BE BENEFITED BY ANNEXATION AND ADOPTED A RESOLUTION ORDERING THE ANNEXATION OF TERRITORY TO COUNTY LIGHTING DISTRICT LLA-1 AND COUNTY LIGHTING MAINTENANCE DISTRICT 1687, AND THE FORMATION OF IMPROVEMENT ZONE 503; ALSO APPROVED THE FINANCING OF IMPROVEMENT ZONE 503 FROM COUNTY LIGHTING MAINTENANCE DISTRICT 1687 IN THE ESTIMATED AMOUNT OF \$1,000.00

**Absent:** Supervisors Burke and Molina

**Vote:** Unanimously carried

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## 05-04-95.4.2 5 6.

Hearing on annexation of 19 parcels to the Consolidated Sewer Maintenance District, Cities of Lancaster, Palmdale and Santa Clarita (5). CLOSED HEARING AND TOOK THE FOLLOWING ACTIONS:

- A. MADE A FINDING THAT THE TERRITORIES PROPOSED TO BE ANNEXED WILL BE BENEFITED BY THE ANNEXATION AND DETERMINED THAT SAID ACTION IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 21080 (B) 8, AND ORDERED THAT THE BOUNDARIES OF THE DISTRICT BE ALTERED TO INCLUDE SUCH BENEFITED TERRITORIES; AND
  
- B. INSTRUCTED THE EXECUTIVE OFFICER OF THE BOARD TO CAUSE THE DIRECTOR OF PUBLIC WORKS TO FILE THE STATEMENT OF BOUNDARY CHANGE WITH THE STATE BOARD OF EQUALIZATION AND THE COUNTY ASSESSOR, AS REQUIRED BY SECTION 54900 OF THE GOVERNMENT CODE AND SECTION 99 OF THE

REVENUE AND TAXATION CODE

**Absent:** Supervisors Burke and Molina

**Vote:** Unanimously carried

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## **05-04-95.5 HEARINGS (Continued)**

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### **05-04-95.5.1 6 7.**

Hearing on proposed increases for Department of Health Services inpatient billing rates for Fiscal Year 1994-95, to be effective May 5, 1995.

CLOSED HEARING AND APPROVED THE PROPOSED BILLING RATES

**Absent:** Supervisors Burke and Molina

**Vote:** Unanimously carried

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### **05-04-95.5.2 13 8.**

Purchase of Parcel Nos. 1-5, 1-14, 1-22, 1-27 and 1-28 from various parties, for the LAC+USC Medical Center Replacement Project (1), in total amount of \$1,337,000. CLOSED HEARING AND TOOK THE FOLLOWING ACTIONS:

- A. CONSUMMATED THE PURCHASE OF PARCEL NOS. 1-5, 1-14, 1-22, 1-27 AND 1-28;
- B. INSTRUCTED THE CHAIR TO SIGN THE PURCHASE AGREEMENT NOS. 68143, 68144, 68145, 68146 AND 68147, AND SUBSEQUENT ESCROW INSTRUCTIONS EFFECTUATING THE TRANSACTIONS UPON PRESENTATION BY THE DIRECTOR OF INTERNAL SERVICES;
- C. AUTHORIZED THE AUDITOR-CONTROLLER TO ISSUE WARRANTS TO COVER THE PURCHASE PRICES AND RELATED COSTS OF SAID PARCELS TO THE ESCROW COMPANY DESIGNATED BY THE DIRECTOR OF INTERNAL SERVICES; AND
- D. INSTRUCTED THE DIRECTOR OF INTERNAL SERVICES TO ACCEPT THE DEEDS CONVEYING TITLE TO LOS ANGELES COUNTY UPON CLOSING OF THE ESCROW FOR THE FIVE PARCELS

**Absent:** None

**Vote:** Unanimously carried

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## 05-04-95.6 HEARINGS (Continued)

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### 05-04-95.6.1 7 9.

Hearing on establishment of the Cesar E. Chavez Avenue Underground Utility District to provide for undergrounding the existing overhead electrical, telephone and cable television lines along Cesar E. Chavez Ave. between the Long Beach Fwy. and Indiana St. (1). CLOSED THE HEARING AND TOOK THE FOLLOWING ACTIONS:

A. ADOPTED RESOLUTION ESTABLISHING THE  
CESAR E. CHAVEZ AVENUE UNDERGROUND  
UTILITY DISTRICT; AND

B. ADOPTED ORDINANCE NO. 95-0019

**Absent:** Supervisors Burke and Molina.

**Vote:** Unanimously carried

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## 05-04-95.7 HEARINGS (Continued)

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### 05-04-95.7.1 8 10.

De Novo hearing on Conditional Use Permit Case No. 94-022-(3), and Negative Declaration to modify certain conditions of Conditional Use Permit 92-062-(3) and allow the operation of a dance pavilion, campground, motion picture studio and set, live theater, seminar and conference ground, wedding ceremonies and receptions, private parties, exhibits, youth camp, private school, health retreat, recreation club, revival meetings, live entertainment, signs, child care center, living quarters, outdoor festivals, amphitheater, menageries, zoos, animal exhibitions, miniature golf courses, and a youth hostel located at 3130 Triunfo Canyon Rd., southeasterly of Westlake Village, The Malibu Zoned District, applied



for by Avihu Datner. (Appeal from Regional Planning Commission's denial)  
THE BOARD TOOK THE FOLLOWING ACTIONS:

- A. CONTINUED THE HEARING TO JUNE 8, 1995  
AT 9:30 A.M.;
- B. INSTRUCTED COUNTY COUNSEL TO PREPARE  
RECOMMENDED CONDITIONS FOR CONSIDERATION  
AT THE JUNE 8, 1995 HEARING;
- C. ORDERED THAT THE APPLICANT SHALL BE  
ENTITLED TO HAVE AMPLIFIED SOUND AT A  
LEVEL OF 60 DB WITHIN THE TENT ONLY ON  
MAY 6, 1995, JUNE 24, 1995 AND JUNE 25, 1995.  
SUCH AMPLIFICATION ON THESE DATES SHALL  
NOT BE PERMITTED PRIOR TO 12:00 NOON OR  
AFTER 10:00 P.M.;
- D. INSTRUCTED THE DIRECTOR OF HEALTH  
SERVICES TO HAVE A REPRESENTATIVE  
PRESENT DURING THESE EVENTS; AND
- E. INSTRUCTED THE DIRECTOR OF PLANNING  
TO REPORT BACK TO THE BOARD ON THE  
ISSUES RAISED AT THE PUBLIC HEARING

**Absent:** None

**Vote:** Unanimously carried

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## 05-04-95.8 HEARINGS (Continued)

**05-04-95.8.1 2 11.**

De novo hearing on Conditional Use Permit Case No. 93-142-(5) and Parking Permit Case No. 93-142-(5), and Negative Declaration relating to proposal to allow the establishment and operation of a baseball/softball batting practice facility; and a parking permit to allow off-site parking on property located at 3030 Foothill Blvd., La Crescenta Zoned District, applied for by Julio Martinez. (Appeal from Regional Planning Commission's approval) CONTINUED TO SEPTEMBER 14 1995, AT 9:30 A.M.

**Absent:** Supervisors Burke and Molina

**Vote:** Unanimously carried

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**05-04-95.8.2 3 12.**

Hearing on Tentative Tract Map Case No. 50173-(5), and Negative Declaration relating to proposal to create 14 single-family lots on 30.1 acres located on the north side of Sultus St., at the east and west sides of Rolling Hills Ave., Sand Canyon Zoned District, applied for by Ace Civil Engineering. (Appeal from Regional Planning Commission's approval) CONTINUED TO JUNE 8, 1995 AT 9:30 A.M. (Relates to Agenda No. 13)

**Absent:** Supervisors Burke and Molina

**Vote:** Unanimously carried

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### 05-04-95.8.3 3 13.

Hearing on Tentative Tract Map Case No. 50449-(5), and Negative Declaration relating to proposal to create six single-family lots on 12.10 acres located on the northwest corner of the intersection of Brooken Ave., and Radclay St., Sand Canyon Zoned District, applied for by Ace Civil Engineering. (Appeal from Regional Planning Commission's approval)  
CONTINUED TO JUNE 8, 1995 AT 9:30 A.M. (Relates to Agenda No. 12)

**Absent:** Supervisors Burke and Molina

**Vote:** Unanimously carried

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## 05-04-95.9 HEARINGS (Continued)

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### 05-04-95.9.1 15 14.

De Novo hearing on Conditional Use Permit Case No. 94-128-(5), and on certification of Environmental Impact Report to amend Conditional Use Permit 86-312-(5), by deleting Condition 10d, which restricts disposal of waste from the City of Los Angeles at the Sunshine Canyon Landfill, located within Sunshine Canyon, adjacent to and west of the Interstate 5/Route 14 interchange, Newhall Zoned District, applied for by Browning-Ferris Industries. (Appeal from Regional Planning Commission's approval); also recommendation as submitted by Supervisor Burke to instruct County Counsel to draft within two weeks a memorandum to each Supervisor on the legality of proposed dedication of property to the County for assured access to the Sunshine Canyon Landfill. CONTINUED HEARING TO JUNE 8, 1995 AT 9:30 A.M.; AND INSTRUCTED COUNTY COUNSEL TO DRAFT WITHIN TWO WEEKS A MEMORANDUM TO EACH SUPERVISOR ON THE LEGALITY OF A COUNTY ACQUISITION OF THE DRIVEWAY BY DEDICATION, IN ORDER TO PROTECT THE ACCESS ROUTE TO THE SUNSHINE CANYON LANDFILL; ALSO INSTRUCTED COUNTY

COUNSEL TO RESPOND TO COMMENTS OF ROSEMARY WOODLOCK

**Absent:** None

**Vote:** Supervisor Antonovich voted no on recommendation as submitted by Supervisor Burke

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**05-04-95.9.2 16 15.**

Combined hearing on the following zoning matters and on determination of Categorical Exemption to permit encroachment upon one oak tree and to create four single family lots on property located on the northwest corner of Halford St. and Longmont Ave., East San Gabriel Zoned District, applied for by Superb Estate. (Appeal from Regional Planning Commission's denial) CONTINUED TO JUNE 8, 1995 AT 9:30 A.M.; AND INSTRUCTED THE DIRECTOR OF PLANNING TO REPORT BACK ON ISSUES RAISED AT THE PUBLIC HEARING; ALSO INSTRUCTED THE FIRE CHIEF TO EXAMINE THE SUBJECT OAK TREE AND REPORT BACK TO THE BOARD

Oak Tree Permit Case No. 94-029-(5)

Tentative Parcel Map Case No. 23980-(5)

**Absent:** Supervisor Burke

**Vote:** Unanimously carried

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## 05-04-95.10 MISCELLANEOUS

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### 05-04-95.10.1 16.

Items not on the posted agenda, to be presented and (if requested) referred to staff or placed on the agenda for action at a future meeting of the Board, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Board subsequent to the posting of the agenda.

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### 05-04-95.10.2 14

The Board made a finding pursuant to Government Code Section 54954.2(b)(2), that there is a need to take immediate action and that the need for action came to the attention of the Board subsequent to the agenda being posted; and on motion of Supervisor Dana took the following actions:

- A. Approved pending resolution of transitional issues, the immediate loan to the State Department of Parks and Recreation of 20 pieces of maintenance equipment and 20 County lifeguard towers on an "as is" basis without County responsibility for their maintenance and subject to the State's indemnification of the County for any liability arising from the State's temporary use of the equipment and towers during the loan period;
- B. Instructed the Director of Beaches and Harbors to remove all County identifying seals from subject equipment and towers, and to specify the loan period as 30 days

**Absent:** None

**Vote:** Unanimously carried

Meeting adjourned (Following Board Order No. 16).

Next meeting of the Board: Tuesday morning, May 9, 1995  
at 9:30 o'clock a.m.

The foregoing is a fair statement of the proceedings of the meeting held May 4, 1995, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

JOANNE STURGES  
Executive Officer-Clerk  
of the Board of Supervisors

By \_\_\_\_\_  
CARMEN CALHOUN  
Head Board Specialist  
Thursday Board Services

Divison